

6884-690-980
6885-765-064

STATE OF SOUTH CAROLINA

COUNTY OF GREENWOOD

PROBATE COURT

200700001426 EXEMPT
INGRAM MOON
COUNTY CLERK
GREENWOOD COUNTY SC
02-07-2007 02:35 PM.
REC FEE: 10.00

IN THE MATTER OF JULIAN P. PRATT

CASE NUMBER 04ES2400212

DEED OF DISTRIBUTION

WHEREAS, the decedent died on the 23rd day of December, 2003; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for **Greenwood** County, South Carolina in File # 04ES2400212; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by the Presents does grant, bargain, sell and release to:

Name:	<u>SHIRLEY H. PRATT (A one-half interest)</u>
Address:	<u>200 JOHNSTON ROAD</u>
	<u>NINETY SIX, SC 29666, and</u>
	<u>ROBIN P. SCOTT (A one-sixth interest)</u>
	<u>JULIE P. BAGWELL (A one-sixth interest)</u>
	<u>TONI P. ARMSTRONG (A one-sixth interest)</u>

the following described property:

All that certain lot or parcel of land, with improvements thereon, situate, lying, and being in the Town of Ninety Six, County of Greenwood, State of South Carolina, and being known as tracts 7 & 8 of the Estate of J. F. Blake, containing 20.0 acres, more or less, and being bounded as follows: On the North by lands now or formerly of Bedenbaugh; on the East by Johnston Road; on the South by Poplar Road; and on the West by lands now or formerly of Pratt. This description includes a 100 X 200 foot lot which was conveyed to Julian P. Pratt by Sara J. Pratt.

ALSO:

All that certain lot or parcel of land, with improvements thereon, situate, lying, and being near the Town of Ninety Six, County of Greenwood, State of South Carolina, containing 25.8 acres, more or less, and being shown as Tract No. 2 on a plat made by Thomas C. Anderson, dated January 21, 1943 and being bounded as follows: On the South by Poplar Road; on the West by lands now or formerly of Greenwood Mills, On the North by lands now or formerly of C. M. Price and of W. L. Bedenbaugh and on the

East by the 20.0 acre tract above described.

This is the identical property conveyed to Julian P. Pratt by deed of Sara J. Pratt dated October 11, 1980 and recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 279 at Page 278. See also a Corrective Deed dated October 31, 1980 and recorded in Deed Book 279 at Page 419.

LESS, HOWEVER,

A 7.90 acre tract shown on a plat made by John H. Welborn recorded in Plat Book 38 at Page 170 and conveyed by Julian P. Pratt to John M. Stewart and Dorothy I. Stewart by deed recorded in Deed Book 288 at Page 862. And,

A 1.09 acre tract shown on a plat made by Samuel J. B. Hill, Jr. recorded in Plat Book 69 at Page 81 and conveyed by Julian P. Pratt to Berriman O. Bagwell and Julie P. Bagwell by deed recorded in Deed Book 371 at Page 958.

Tax ID Number: 6884-690-980 & 6885-765-064

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said Shirley H. Pratt, Robin P. Scott, Julie P. Bagwell, and Toni P. Armstrong, their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed this 6th day of FEBRUARY, 2007.

SIGNED, SEALED AND DELIVERED

Estate of: JULIAN P. PRATT

IN THE PRESENCE OF

by Signature: Shirley H. Pratt

SHIRLEY H. PRATT

Witness: John B. Pratt

Witness: Curtis G. Clark

STATE OF SOUTH CAROLINA
COUNTY OF GREENWOOD

PROBATE

PERSONALLY appeared before me CURTIS G. CLARK

_____ And made oath that he/she saw the within named Personal
Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with _____
JANE BRADFORD witnessed the execution thereof.

SWORN to before me this 6th day of
February, 2007.

Witness Signature:

Curtis G. Clark

James Bradford
Notary Public for South Carolina
My Commission Expires: 1-4-10

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD) AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. Property located at 29.21 Acres, more or less, on Poplar Hill Road, Ninety Six, bearing Greenwood County Tax Map Number 6884-690-980 and 6885-765-064, was transferred by Estate of Julian P. Pratt to Shirley H. Pratt (1/2 interest), Robin P. Scott, Julie P. Bagwell, and Toni P. Armstrong (1/2 interest), on ~~January~~ 6, 2007. Check one of the following: The deed is FEBRUARY

- (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) XX exempt from the deed recording fee because (See Information section of affidavit):
(4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
- (b) _____ The fee is computed on the fair market value of the realty which is _____.
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: _____
- (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee is: _____

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Purchaser.

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Julie P. Bagwell
Responsible Person Connected with the Transaction

SWORN to before me this 6th
day of FEBRUARY, 2007.

John Bagwell
Notary Public for South Carolina
My Commission Expires: 1-4-16

Julie P. Bagwell
Print or Type Name Here

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money or money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract of sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the family. A "family trust" is a trust in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided no consideration of any kind is paid or to be paid for the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage by the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to an agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.